Map	Block	Lot	CARD		
060.0	0006	0016.0	1 of 1	Residential	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,100,300	/	1,100,300
USE VALUE:	1,100,300	/	1,100,300
ASSESSED:	1,100,300	/	1,100,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
157		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FREEDBERG ALEXIS &
Owner 2:	LIMOUZE JOHN
Owner 3:	
Street 1:	157 LOWELL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STEVENS ROBERT G & ALISON B -
Owner 2:	-
Street 1:	157 LOWELL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,272 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1830, having primarily Clapboard Exterior and 2942 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8272.000	632,600		467,700	1,100,300
Total Card	0.190	632,600		467,700	1,100,300
Total Parcel	0.190	632,600		467,700	1,100,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.00 | /Parcel: 374.0

Legal Description

User Acct

40164

GIS Ref

GIS Ref

Insp Date

10/26/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 060.0-0006-0016.0

!5286!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	632,600	0	8,272.	467,700	1,100,300	1,100,300	Year End Roll	12/18/2019
2019	101	FV	471,800	0	8,272.	461,000	932,800	932,800	Year End Roll	1/3/2019
2018	101	FV	471,800	0	8,272.	354,100	825,900	825,900	Year End Roll	12/20/2017
2017	101	FV	471,800	0	8,272.	334,100	805,900	805,900	Year End Roll	1/3/2017
2016	101	FV	471,800	0	8,272.	307,400	779,200	779,200	Year End	1/4/2016
2015	101	FV	439,100	0	8,272.	287,300	726,400	726,400	Year End Roll	12/11/2014
2014	101	FV	439,100	0	8,272.	264,600	703,700	703,700	Year End Roll	12/16/2013
2013	101	FV	439,100	0	8,272.	264,600	703,700	703,700		12/13/2012

PRINT

Date	Time
12/10/20	20:11:45

LAST REV

Date	Time
04/16/19	14:33:26

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5286

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEVENS ROBERT	60128-17		9/28/2012		800,000	No	No		
DOLAN SARA Q/DA	47865-43		7/25/2006		790,000	No	No		
WARNOCK LINDA J	46824-228		1/13/2006		675,000	No	No		
WARNOCK GERTRUD	31455-531		5/31/2000	Family	1	No	No	4	
	7607-72		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	40164
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/22/2016	1434	Heat App	6,000	C				
5/29/2007	388	Manual	6,661	C		G8	GR FY08	rear deck
2/21/2006	110	Porch	7,500			G8	GR FY08	
1/31/2006	60	Redo Kit	75,000			G8	GR FY08	& ADD 2 1/2 BTHS /

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	CC	Chris C
12/30/2008	Meas/Inspect	294	PATRIOT
11/16/2006	MLS	MM	Mary M
7/21/2006	Permit Visit	BR	B Rossignol
1/13/2000	Mailer Sent		
1/11/2000	Measured	163	PATRIOT
7/27/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8272		Sq. Ft.	Site		0	70.	0.81	6									467,714						467,700	

Total AC/HA:	0.18990	Total SF/SM:	8272	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	467,714	Spl Credit		Total:	467,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1830	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22819376
Const Adj.:	0.99989998
Adj $ / SQ:	159.649
Other Features:	130032
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	663069
Depreciation:	30501
Depreciated Total:	632568

COMMENTS

SUBDIV PLAN 939 OF 7-25-2006 & PLAN 656 OF 6-26-2007 TRANSF 8,198 SFT TO CREATE 151 LOWELL ST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

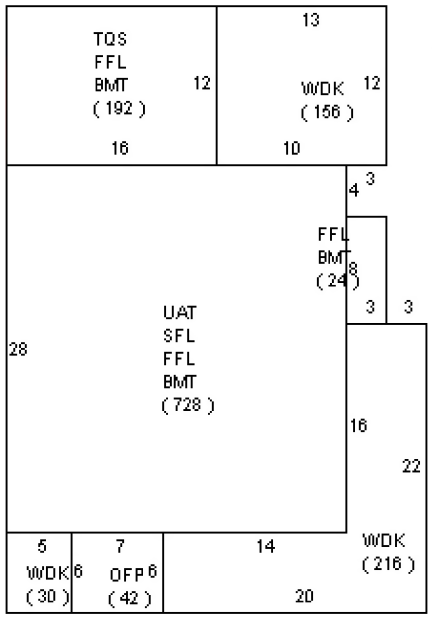
No Unit	RMS	BRS	FL
1	12	4	
Totals			
1	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	193.18
Special Features:	0	Val/Su Net:	178.60
Final Total:	632600	Val/Su SzAd	348.35

SKETCH



UnSketched SubAreas:
WDK: 156,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	944	105.370	99,468
FFL	First Floor	944	159.650	150,709
SFL	Second Floor	728	159.650	116,225
WDK	Deck	558	7.790	4,348
UAT	Upper Attic	182	122.930	22,373
TQS	3/4 Story	144	159.650	22,989
OFP	Open Porch	42	44.000	1,848
	Net Sketched Area:	3,542	Total:	417,960
Size Ad	1816	Gross Are	4136	FinArea 2942

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

060.0-0006-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	